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Address: [8324 ROCKY CT](#)
City: FORT WORTH
Georeference: 40672J-5-30
Subdivision: SUMMER CREEK SOUTH ADDITION
Neighborhood Code: 4S004I

Latitude: 32.6192629368
Longitude: -97.4043582276
TAD Map: 2024-344
MAPSCO: TAR-102R



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SUMMER CREEK SOUTH
ADDITION Block 5 Lot 30

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$198,776

Protest Deadline Date: 5/24/2024

Site Number: 07684991

Site Name: SUMMER CREEK SOUTH ADDITION-5-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,130

Percent Complete: 100%

Land Sqft^{*}: 11,325

Land Acres^{*}: 0.2599

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

TRICON SFR 2024-3 BORROWER LLC

Primary Owner Address:

15771 RED HILL AVE STE 100
TUSTIN, CA 92780

Deed Date: 8/8/2024

Deed Volume:

Deed Page:

Instrument: [D224142817](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2017-1 BORROWER LLC	8/23/2017	D217196853		
SBY 2014-1 BORROWER LLC	8/12/2014	D214178764		
2012-C PROPERTY HOLDINGS LLC	3/22/2013	D213086156	0000000	0000000
STUTTS ANTHONY;STUTTS KATHLEEN	1/23/2008	D208036243	0000000	0000000
MUSTAFIC NEDZAD;MUSTAFIC SANELA	7/15/2003	D203270055	0016979	0000045
FIRST MORTGAGE OF AMERICA LTD	8/17/2001	00151100000358	0015110	0000358
SUMMERCREEK SOUTH DEVELOPMENT	1/1/2000	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$110,541	\$55,000	\$165,541	\$165,541
2024	\$214,000	\$70,000	\$284,000	\$284,000
2023	\$249,222	\$70,000	\$319,222	\$319,222
2022	\$149,384	\$55,000	\$204,384	\$204,384
2021	\$149,384	\$55,000	\$204,384	\$204,384
2020	\$143,776	\$55,000	\$198,776	\$198,776

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.